



14

FOURTEENTH CONGRESSIONAL DISTRICT

MSHDA. Making Michigan a better home.

The Michigan State Housing Development Authority is dedicated to making Michigan a better place to call home. Every partnership we forge, every program we design, everything we do works toward the goal of enhancing Michigan's economic and community vitality through housing and preservation activities.

For those areas of Michigan damaged by economic or social downturns, federal funding is vital. The growth and security of the state's homeowners, local businesses and communities are supported by Low-Income Housing Tax Credits (LIHTC), HOME funds, Tax-Exempt Bonds, and Federal Historic Preservation Tax Credits.

The focus of MSHDA is on:

- Creating affordable housing
- Ending homelessness
- Blight removal
- Stabilizing neighborhoods
- Revitalizing downtown areas

STATE OF MICHIGAN FEDERAL FUNDING IMPACT (FY 2013-2016)

LOW-INCOME HOUSING TAX CREDIT*

STATEWIDE INVESTMENT:

\$1.1B

DISTRICT:

\$117.6M

The LIHTC program is the most successful affordable housing production program in U.S. history forging public-private partnerships between the Federal government, state allocating agencies and private sector developers. MSHDA uses the 9% and 4% credit to assist in the financing of new construction and the preservation of existing structures.

THE HOME INVESTMENT PARTNERSHIP

STATEWIDE INVESTMENT:

\$73M

DISTRICT:

\$605,135

The HOME program helps communities build, buy or rehabilitate affordable housing for rent or ownership, often in partnership with local nonprofit groups. This flexible program allows state and local governments to use HOME funds for grants, direct loans, loan guarantees, rental assistance, security deposits or other credit enhancements.

TAX-EXEMPT BONDS

STATEWIDE INVESTMENT:

\$261M

DISTRICT:

\$4.2M

MSHDA utilizes tax-exempt Private Activity Bonds to finance construction/rehabilitation loans for rental developments and federally-assisted rental housing as well as to fund single family mortgage products. These loans are designed to be used with the Low-Income Housing Tax Credit (Note: MSHDA single family products are not reflected in the above totals).

FEDERAL HISTORIC PRESERVATION TAX CREDIT

STATEWIDE INVESTMENT:

\$129M

DISTRICT:

\$22M

The Federal Historic Preservation Tax Credit encourages investment in vacant or underused older buildings. Once rehabilitated, these structures end up back on local tax rolls and contributing to the community once again. Since 2003, historic rehabilitations using federal preservation tax credits resulted in nearly \$2.5 billion in direct investment.



RIVER CREST APARTMENTS

DETROIT

DEVELOPMENT INFORMATION

TOTAL COST:

\$23.1M

UNITS:

80

JOBS CREATED*:

207

*Source: NAHB April 2015 report, "The Economic Impact of Home Building in a Typical Local Area."

MSHDA INCENTIVES/INVESTMENTS

ANNUAL LIHTC:

\$1.5M

LIHTC 10-YEAR VALUE:

\$15M

FEDERAL HISTORIC PRESERVATION TAX CREDITS:

\$3.1M

(All numbers are rounded to the nearest hundred thousand)

"We have taken a building previously viewed as an eyesore and a dilapidated structure and turned it into an asset for the community along the Jefferson corridor. Without the Low-Income Housing and Federal Historic Tax Credit this project would not have been feasible."

***Ed Potas, Real Estate Development Manager
Building Blocks Non-profit Housing Corporation***

Once called Detroit's worst apartment building, River Crest Apartments, formerly Colony Fisher Arms Apartments, has undergone a tremendous rehabilitation. Built in 1924, the buildings were recently renovated to preserve the structural integrity and improve residents' quality of living. This success story is rooted in collaborative feedback from the community, largely facilitated by a nearby church, and a commitment from the developers to listen to what local residents wanted and needed to make this a safe place for families and individuals. Now River Crest Apartments boasts a playground, amenity upgrades and is considered an asset that has gone a long way in stabilizing the local neighborhood.



2 RIVER PARK PLACE

SOUTHFIELD

DEVELOPMENT INFORMATION

- TOTAL COST: \$21.9M
- UNITS: 245
- JOBS CREATED*: 197

MSHDA INCENTIVES/INVESTMENTS

- ANNUAL LIHTC: \$1.5M
- LIHTC 10-YEAR VALUE: \$15M

3 SCOTTEN PARK TOWNHOMES

DETROIT

DEVELOPMENT INFORMATION

- TOTAL COST: \$6.2M
- UNITS: 25
- JOBS CREATED*: 55

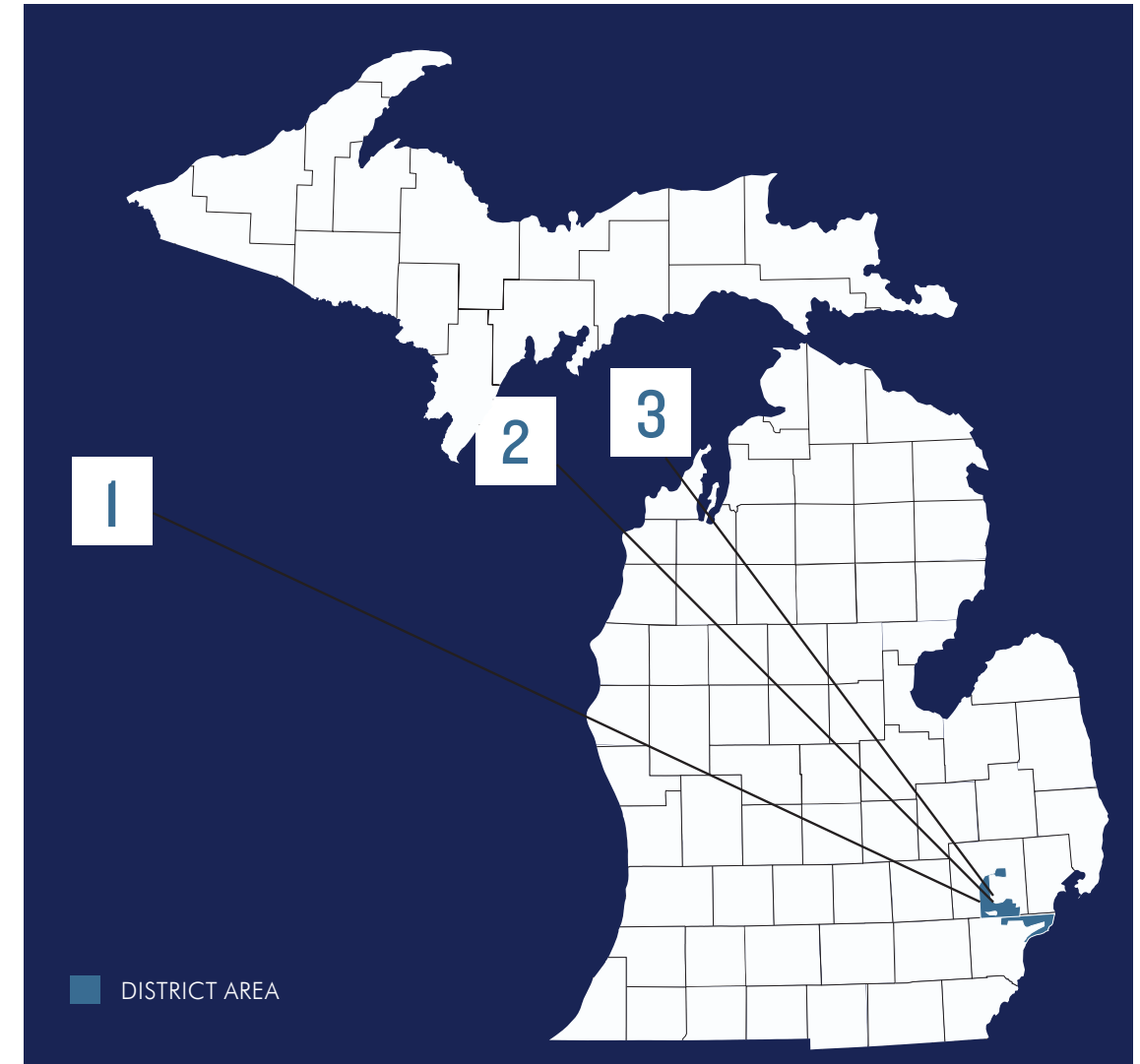
MSHDA INCENTIVES/INVESTMENTS

- ANNUAL LIHTC: \$581,173
- LIHTC 10-YEAR VALUE: \$5.8M

*Source: NAHB April 2015 report, "The Economic Impact of Home Building in a Typical Local Area."
(All numbers are rounded to the nearest hundred thousand)

STATE OF MICHIGAN

14TH CONGRESSIONAL DISTRICT





The Michigan State Housing Development Authority mission is to enhance economic and community vitality through housing and historic preservation activities.

MICHIGAN.GOV/MSHDA
1-855-MI-MSHDA

